

10021 DEED

\_\_\_\_\_

55290

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:  
(a) for the personal, family, household or other non-commercial purposes of the grantor or his or her spouse;  
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor beneficiary MUST comply with the Truth-in-Lending Act and Regulation Z, the disclosures for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Walter F. Seals  
TERESE M. SEALS

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,  
County of Klamath  
This instrument was acknowledged before me on  
DECEMBER 14, 1987, by  
WALTER F. SEALS AND  
TERESE M. SEALS

STATE OF OREGON,  
County of \_\_\_\_\_  
This instrument was acknowledged before me on  
19\_\_\_\_, by  
\_\_\_\_\_ of \_\_\_\_\_

Lynne R. Dyllon  
(SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)



REQUEST FOR FULL RECONVEYANCE  
To be used only when obligations have been paid.  
The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to your estate now held by you under the same; Mail reconveyance and documents to \_\_\_\_\_

DATED: \_\_\_\_\_, 19\_\_\_\_  
Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.  
Beneficiary \_\_\_\_\_

TRUST DEED

ON FILE IN (FORM No. 88) OF THE CLERK OF THE COUNTY OF Klamath, OREGON.

WALTER F. SEALS  
TERESE M. SEALS  
Grantor  
SOUTH VALLEY STATE BANK  
Beneficiary

AFTER RECORDING RETURN TO  
SOUTH VALLEY STATE BANK  
5215 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

CLERK OF Klamath County  
RECEIVED  
SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the 18th day of December, 1987, at 1:46 o'clock P.M., and recorded in book/reel/volume No. M87, on page 22559 or as fee/file/instrument/microfilm/reception No. 82672, Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Deputy

Fee: \$10.00